

**MISSION HILLS BOWL**  
10430-10434 North Sepulveda Boulevard  
**CHC-2021-7683-HCM**  
**ENV-2021-7684-CE**

**FINDINGS**

- The Mission Hills Bowl “is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city or community” as an increasingly rare example of a post-World War II bowling alley in the San Fernando Valley.
- The Mission Hills Bowl “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a bowling alley designed in the Googie architectural style.

**DISCUSSION OF FINDINGS**

The Mission Hills Bowl meets two of the Historic-Cultural Monument criteria. First, it “is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city or community” as an increasingly rare example of a post-World War II bowling alley in the San Fernando Valley. The subject property was constructed in 1958, during the furious period of suburban growth and development that characterized the San Fernando Valley after World War II. With an abundance of land and increasing residential development, the Valley became a popular area of growth for bowling centers. Unlike prewar bowling alleys, these large-scale facilities were designed to attract entire families by offering modern bowling amenities as well as coffee shops, cocktail bars, and meeting spaces. As bowling centers began closing in the 1960s and 1970s, many were slated for redevelopment, while those that survived were remodeled over time. Today, very few postwar bowling centers remain in Los Angeles, making the subject property a rare vestige of bowling’s significant role in the social and recreational life of postwar suburban Americans.

The Mission Hills Bowl also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a bowling alley designed in the Googie architectural style. Postwar bowling centers like the subject property were typically large, stand-alone buildings located in or near shopping centers where there was sufficient land to construct the building and its sprawling parking lot. Many employed Googie design, a style of roadside architecture that utilized gravity-defying forms and eye-catching abstract shapes to draw the attention of passing motorists. In addition to being a large, one-story commercial building surrounded by a parking lot, the subject property retains characteristics of the Googie architectural style including a cantilevered canopy, perforated spider-legged steel frames, built-in planters, and a variety of materials including brick, concrete, and terrazzo.

The SurveyLA Commercial Development, Post World War II Recreation, Bowling Centers 1949-1970 Historic Context Statement outlines integrity standards that should be met for bowling centers like the subject property, which consist of integrity of location, design, materials, feeling and association. The Context Statement clarifies that, as postwar bowling centers are rare, a greater degree of alteration may be acceptable. Though the interior of the subject building has experienced extensive alterations such that it no longer meets the integrity standards outlined in

SurveyLA, the exterior of the subject property retains sufficient integrity of location, setting, design, feeling, association, and materials to convey its significance as a Googie-style, post-World War II suburban bowling center in the San Fernando Valley. Therefore, designation of the exterior is recommended.

The subject property is in the same location, which remains a commercial shopping center surrounded by a surface parking lot. The addition to the east-facing, rear façade has been designed to largely retain the subject building's original footprint and massing due to setbacks on the west (front) and south (side) facades. The west-facing, primary facade retains most of its exterior character-defining features including the cantilevered canopy, recessed entrances, perforated spider-legged steel frames, terrazzo paving and planters, brick cladding, and geometric concrete blocks. Therefore, despite exterior alterations including new windows, the sandblasting of the brick, and the removal of signage, the exterior of the subject property retains integrity of design and materials. Further, the exterior of the subject property continues to read as a Googie-style postwar commercial building, demonstrating integrity of feeling and association.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 *“consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.”*

State of California CEQA Guidelines Article 19, Section 15331, Class 31 *“consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.”*

The designation of the exterior of the Mission Hills Bowl as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and

protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2021-7684-CE was prepared on November 15, 2021.